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Centris No. 23131786 (Active)

[See all pictures](#)



\$1,195,000

158-160 51e Avenue
Montréal (Lachine)
H8T 2W2

Region Montréal
Neighbourhood West
Near St-Joseph

Body of Water

Property Type	Duplex	Year Built	1924
Property Use	Residential only	Lot Assessment	\$597,700
Building Type	Detached	Building Assessment	\$486,400
Total Number of Floors		Total Assessment	\$1,084,100 (110.23%)
Building Size	33 X 45 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	70 X 131 ft	Certificate of Location	Yes (2018)
Lot Area	9,190 sqft	File Number	
Cadastre	1704382	Occupancy	30 days PP Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	160	End of Lease	Owner-occupant	Included in Lease
No. of Rooms	10	Monthly Rent		
No. of Bedrooms (al4		Rental Value	\$3,100	Excluded in Lease
No. Bath/PR	1+1	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	13 X 20.7 ft	Wood	
GF	Dining room	13 X 11.11 ft	Wood	
GF	Kitchen	17.5 X 11.11 ft	Wood	dinette
GF	Primary bedroom	13 X 15.10 ft	Wood	walk-in
GF	Bedroom	10 X 9.6 ft	Wood	
GF	Bedroom	12.1 X 10.4 ft	Wood	
GF	Bathroom	10.1 X 5.1 ft	Ceramic	
BA1	Playroom	17.6 X 16.4 ft	Laminate floor	
BA1	Bedroom	14.3 X 11.11 ft	Laminate floor	
BA1	Powder room	5.1 X 3.2 ft	Ceramic	
BA1	Laundry room	16.1 X 8.8 ft	Concrete	
BA1	Storage	16.1 X 21.9 ft	Concrete	
Additional Space			Size	
Garage			11.5 X 21.9 ft	

Apt. No.	158	End of Lease	Owner-occupant	Included in Lease
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No. of Rooms	7	Monthly Rent		
No. of Bedrooms (at 2)		Rental Value	\$2,300	Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Level	Room	Size	Floor Covering	Additional Information
2	Living room	14.2 X 12.1 ft	Wood	
2	Dining room	13 X 7.5 ft	Wood	
2	Kitchen	11.2 X 10 ft	Tiles	
2	Bedroom	13 X 11.2 ft	Wood	
2	Bedroom	13 X 12.9 ft	Wood	
2	Bathroom	7.3 X 7 ft	Ceramic	
2	Solarium/Sunroom	11.2 X 10.7 ft	Carpet	
Annual Potential Gross Revenue			\$64,800	(2026-04-01)

Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$13)
Foundation	Poured concrete	Renovations	
Roofing	Asphalt shingles, Elastomeric membrane	Pool	
Siding		Parkg (total)	Driveway (4), Garage (1)
Dividing Floor		Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Hot water	Topography	
Floor Covering		Distinctive Features	
Basement	6 feet and more, Finished basement	Water (access)	
Bathroom		View	
Washer/Dryer (installation)	laundry room (Basement 1)	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Property/Unit Amenity		Occupancy	Double
Building Amenity			
Mobility impaired accessible			

Inclusions
all light fixtures, all bathroom mirrors and fixtures, all appliances, backyard shed including all tools and garden equipment, pergola

Exclusions
All home staging furniture and accessories.

Remarks
Rare 9,000+ sq.ft. lot! This unique 1924-built property offers unmatched versatility as a high-end revenue duplex or a conversion opportunity back to a massive single-family home. The ground floor boasts 9.5ft ceilings, original charm, and a large extension featuring a primary suite, with a walk-in closet. Includes a partially finished basement and single garage. Upper unit (#158) is a spacious 2-bedroom apartment with a private side entrance & sunroom. Huge east-facing yard with pergola. Steps from Lachine waterfront paths, and close to top schools (College Ste-Anne, Catherine-Soumillard). A true collection piece!

Addendum
A Lachine Landmark of Space & Character

Built in 1924, this meticulously maintained property sits on a sprawling 9,190 sq. ft. lot, nearly double the size of a standard neighborhood parcel. Whether you are an investor looking for a "collection-piece" duplex or a family seeking a sizable home to convert back into a grand single-family residence, this home delivers rare scale and historic soul.

The Main Floor & Basement (Unit #160): The ground floor welcomes you with soaring 9.5-foot ceilings and preserved architectural charm. A thoughtful rear extension has transformed the layout, adding a generous primary bedroom with a walk-in closet, a third main-floor bedroom, and a bright three-season sunroom. The living space extends into the basement, which features a finished playroom, a powder room, and an additional bedroom. The unfinished portion provides laundry space, ample storage, and an integrated single garage.

The Second Floor (Unit #158): Accessed via a private side staircase, the upper unit is a bright and spacious two-bedroom apartment. It features full living and dining rooms, a functional kitchen, and its own large three-season back porch.

The east-facing backyard is a private oasis, complete with a pergola and shed, offering enough room for a pool, garden, or play structure. Positioned just steps from the Lachine waterfront, lifestyle is the priority here. Enjoy immediate access to the bike path, sprawling parks, and public entry points for kayaking or paddle-boarding. Families will appreciate being within walking distance of Catherine-Soumillard and Lakeside Academy, with the prestigious Académie and Collège Sainte-Anne just minutes away.

This is a rare opportunity to own a piece of Lachine's history on one of its largest residential lots. Let's make it yours!

At the SELLER's request, in order to ensure an equitable opportunity for all potential BUYERs and collaborating brokers to visit the IMMOVABLE, the SELLER shall not respond to any Promise to Purchase before seven (7) days have elapsed following its official publication on Centris.

All offers must be left open for 48 hours minimum.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality at the BUYER's risk and peril

Seller's Declaration

Yes SD-89492

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.

Financial Summary

158-160 51e Avenue Montréal (Lachine) H8T 2W2

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Frontage



Frontage



Frontage



Hall



Living room



Living room



Dining room



Dining room



Kitchen



Dinette



Kitchen



Kitchen



Veranda



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Basement



Basement